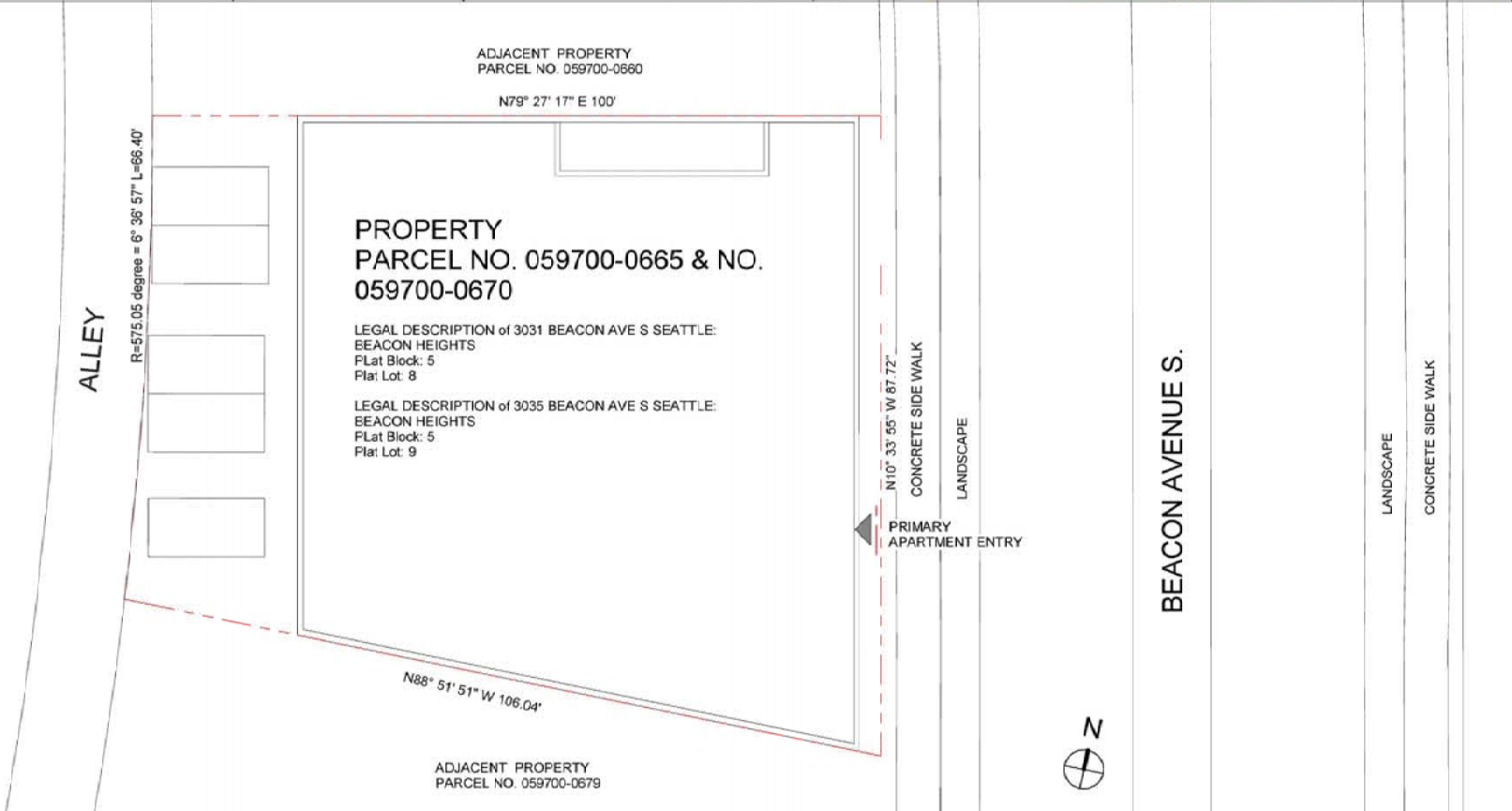


PROJECT INFORMATION		SEATTLE NC1P-55 (M1) ZONING CODE		PROPOSED MIXED-USE DEVELOPMENT		MANDATORY HOUSING AFFORDABILITY (MHA) M1	
LEGAL DESCRIPTION OF: 3031 BEACON AVE S SEATTLE	BEACON HEIGHTS PLat Block: 5 Plat Lot 8	FAR MAXIMUM SMC 23.47A.013 (outside the Station Area Overlay District) (inside Residential Urban Village)	3.75	LOT AREA	7,825 SF	MHA UNITS / PAYMENT OPTIONS 23.58C.040 MHA requirements apply to development in this zone and would be subject to <u>Medium Areas fee</u> requirements.	[X1 + X2]] X Z = MHA-R PAYMENT WHERE X1 IS THE TOTAL GROSS FLOOR AREA IN RESIDENTIAL USE; X2 IS THE TOTAL GROSS FLOOR AREA OF LIVE WORK UNITS; Y IS THE FLOOR AREA OF RESIDENTIAL / LIVE-WORK PARKING LOCATED UNDERGROUND EXCLUDED FROM MHA CALCULATION; AND Z IS THE MHA-R PAYMENT CALCULATION AMOUNT PER SQUARE FOOT ZONES WITH AN (M1) SUFFIX IS MEDIUM AREAS: \$XXX AMOUNT OF PAYMENT: [(X1 + X2)] X Z = MHA-R PAYMENT

7/13/2021 1:19:34 PM

2 SITE PLAN
3/32" = 1'-0"



ISSUED
DATE:

PRE APP
MAR 14, 2022

BENNY AND LYDIA KIM
7415 Lake Ballinger Way Edmonds, WA 98026
Ph: (206) 384-3317
Email: bennykimdesign@outlook.com



3031 APARTMENT
3031 BEACON AVE S
SEATTLE WA 98144

GENERAL NOTES
AND SITE PLAN

FILE 2127

A0.1

PROJECT DESCRIPTION

3035 Beacon Hill

Site address	3035 Beacon Ave S Seattle			
Site	7,807 SF			
Parcel No	0597000670, 0597000665			
Legal				
Zoning	NC1P55M			
FAR	4	29,667	Administrative Design Review, SEPA required	
Max ht	55 ft			
Setbacks				
Req'd Parking				
Lot Coverage				
Landscape				

Fl	SF	Retail	APT	Const Type	Height (Ft)	Prov'd Parking	STUDIO	1 BED, 1 BATH	2 BED, 2 BATH	3 BED, 2 BATH	Req'd Parking
					5						
5	6,079		6,079	V-A	8		0	2	5	1	0
4	6,079		6,079	V-A	9.5		0	2	5	1	0
3	6,079		6,079	V-A	9.5		0	2	5	1	0
2	6,079		6,079	V-A	9.5		0	2	5	1	0
1	5,262	2,898	940	II-B	13	4	0	0	1	0	0
Total	29,578	2,898	25,256		55	4	0	8	21	4	0

CODE
2018 SEATTLE BUILDING CODE

OCCUPANCY
R-2 APARTMENT

CONSTRUCTION
APARTMENT - TYPE VA (SPRINKLER, NFPA 13)

OCCUPANCY LOAD				
5TH FL	R-2 Residential	1/ 200		30 OCCS
4TH FL	R-2 Residential	1/ 200		30 OCCS
3RD FL	R-2 Residential	1/ 200		30 OCCS
2ND FL	R-2 Residential	1/ 200		30 OCCS
1ST FL	R-2 Residential	1/ 200		26 OCCS

ALLOWABLE BUILDING AREA					
TYPE	OCC	SPRINK	ALLOW AT	ALLOW FL	PROPOSED FL
V-A	R-2	S-NFPA13	60	4	4
I-A	R-2	S-NFPA13	60	4	1

OCCUPANCY SEPARATION REQUIRED
S-1 TO R-2 1 HR
STORAGE IS ACCESSORY USE TO R-2. NO SEPARATION REQUIRED

FIRE RESISTANCE STRUCTURAL ELEMENTS
BEARING WALL 1 HR
FLOORS 1 HR

FIRE RESISTANCE STRUCTURAL ELEMENTS FOR EXTERIOR WALL
VA B, S-1, R-2
5<X<10 WALL 1 HR

SITE NOTES

PARCEL NO.:
05970-00670
05970-00665

FLOOD_ZONE:
THIS SITE APPEARS ON NATIONAL FLOOD INSURANCE RATE MAP,
DATED SEPTEMBER 29, 1989, COMMUNITY PANEL NO. 53033C0635F,
AND IS SITUATED IN ZONE "X", AREA DETERMINED TO BE OUTSIDE
OF THE 500-YEAR FLOODPLAIN.

ZONING AGENCY:
SEATTLE MUNICIPAL TOWER
DEPARTMENT OF CONSTRUCTION AND INSPECTIONS
700 5TH AVE #2000
SEATTLE, WA 98104

ZONING:
COMMERCIAL/MIXED USE
NC1
NC1P-55 (M1)

HORIZONTAL DATUM:
NAD 83/2011

VERTICAL DATUM:
NAVD 88

VERTICAL BENCHMARK:
CITY OF SEATTLE BENCHMARK SNV-2600
3/4" BRASS PIN 0.5' SE OF THE MID PT OF CURVE AT THE INT OF
THE BK CW IN THE NW COR INT OF BEACON AVE S AND S
HANDFORD ST
ELEVATION = 299.17'

AREA:
SITE AREA AS SHOWN CONTAINS 7,825 SQUARE FEET OR 0.1796 ACRES, MORE OR LESS.

SUBSTRUCTURES:
BURIED UTILITIES ARE SHOWN AS INDICATED ON RECORDS MAPS
FURNISHED BY OTHERS AND VERIFIED WHERE POSSIBLE BY
FEATURES LOCATED IN THE FIELD. WE ASSUME NO LIABILITY FOR
THE ACCURACY OF THOSE RECORDS. FOR THE FINAL LOCATION OF
EXISTING UTILITIES CRITICAL TO DESIGN, CONTACT THE UTILITY
OWNER/AGENCY.

TELECOMMUNICATIONS/FIBER OPTIC DISCLAIMER:

RECORDS OF UNDERGROUND TELECOMMUNICATIONS AND/OR FIBER LINES ARE NOT ALWAYS AVAILABLE TO THE PUBLIC. NORTH PEAK ASSOCIATES LLC HAS NOT CONTACTED EACH OF THE MANY COMPANIES IN THE COURSE OF THIS SURVEY WHICH MAY HAVE UNDERGROUND LINES WITHIN THE ADJACENT RIGHTS-OF-WAY. NORTH PEAK ASSOCIATES LLC, DOES NOT ACCEPT RESPONSIBILITY FOR THE EXISTENCE OF UNDERGROUND TELECOMMUNICATIONS/FIBER OPTIC LINES WHICH ARE NOT MADE PUBLIC RECORD WITH THE LOCAL JURISDICTION.

LEGAL DESCRIPTION:
LOTS 8 & 9, BLOCK 5 OF BEACON HEIGHTS, AS PER PLAT
RECORDED IN VOLUME 13 OF PLATS, PAGE 23, RECORDS OF KING
COUNTY AUDITOR.

GENERAL NOTES:

1. PRECISION OF CONTROL TRAVERSE IS AT HIGHER LEVEL THAN MINIMUM STANDARDS REQUIRED BY WAC 332-130-090.
2. FIELD SURVEY CONDUCTED USING A COMBINATION OF GPS USING THE WASHINGTON STATE REFERENCE NETWORK (WSRN) AND/OR A 5 SECOND DIRECT READING TOTAL STATION. METHOD: GPS, TRAVERSE AND RADIAL SURVEY.
3. ALL DISTANCES ARE IN FEET.

4. THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON MARCH 23, 2020. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN MARCH OF 2020.

5. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE REPORT, AND DOES NOT PURPORT TO SHOW ALL EASEMENTS OR ENCUMBRANCES FOUND DURING A FULL TITLE SEARCH.

REFERENCES:

1. UNIT LOT SUBDIVISION PREPARED BY ALLIED LAND SURVEYING, INC. RECORDED UNDER KING COUNTY RECORDING NO. 20160316900002.
2. UNIT LOT SUBDIVISION PREPARED BY EMERALD LAND SURVEYING, INC. RECORDED UNDER KING COUNTY RECORDING NO. 20070214900008.



VICINITY MAP
NOT TO SCALE

[illegible]

DATE	03/09/2020
SCALE	1"=40'
DRAWN BY	ES
CHECKED BY	SB



NORTH PEAK ASSOCIATES LLC
PROFESSIONAL LAND SURVEYORS

BOUNDARY / TOPOGRAPHIC SURVEY
RAYNE-BEACON
RAYNE ENTERPRISES, LLC
SEATTLE KING COUNTY WASHINGTON

JOB NO. **19-97**

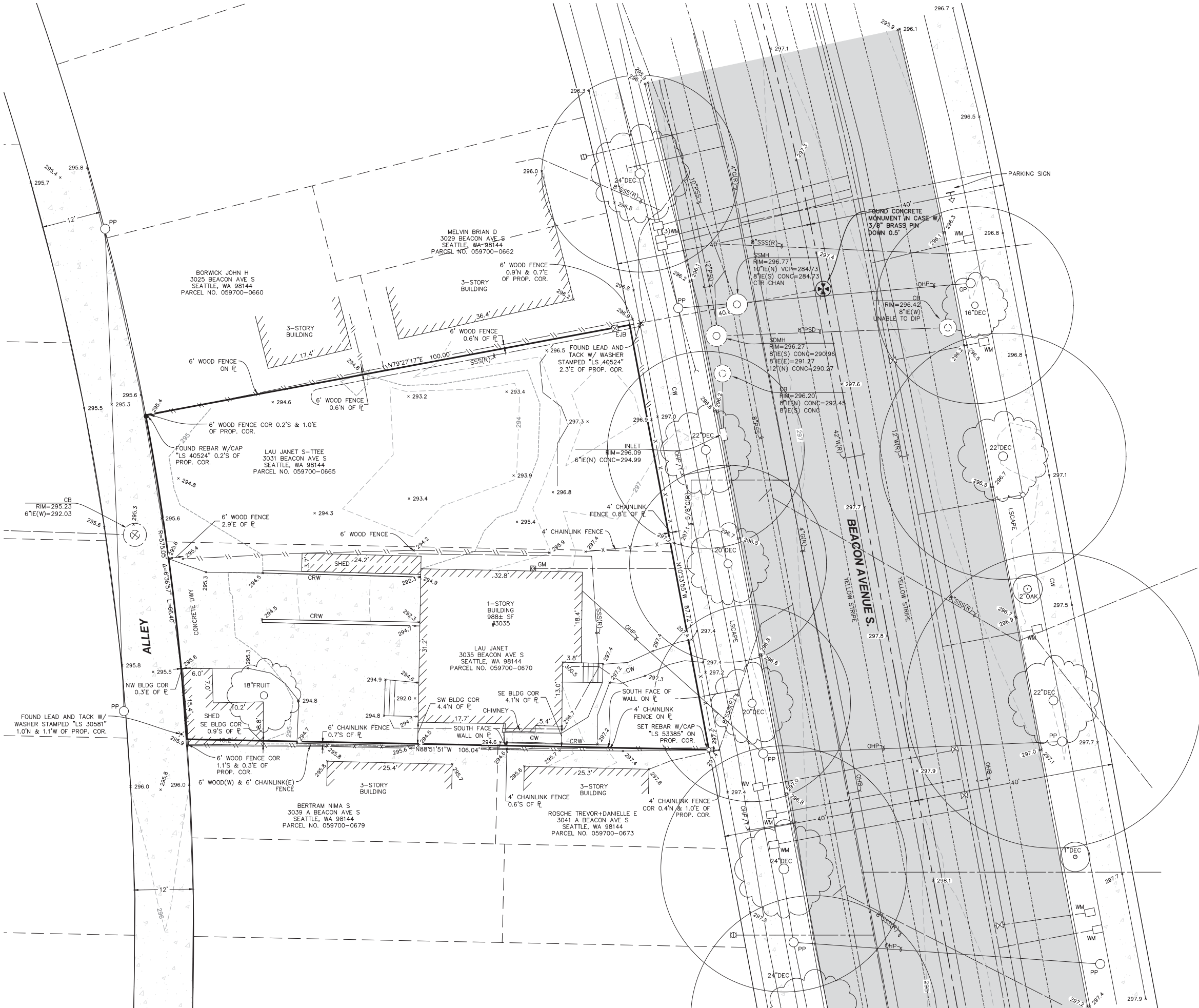
SHEET **1** OF **2**

SW 1/4 OF THE SW 1/4, SEC. 9, TWP. 24 N., RGE. 4 E., W.M.

- LEGEND**
- ABAN/RET ABANDONED/RETIRED
ASPH ASPHALT
B BENCHMARK
CO CLEANOUT
PS/PSS COMBINED/SANITARY SEWER
CRW CONCRETE RETAINING WALL
CW CONCRETE WALK
CON CONIFEROUS TREE
DEC DECIDUOUS TREE
DWY DRIVEWAY
ECD ELECTRICAL CONDUIT
EM ELECTRICAL METER
F FIRE HYDRANT
FL FOUND LEAD AND TACK
FM FOUND MONUMENT IN CASE
FR FOUND REBAR
FS FOUND SURFACE MONUMENT
G GAS MAIN
GM GAS METER
GV GAS VALVE
GUY GUY ANCHOR
GP GUY POLE
LSCAPE/PA LANDSCAPE/PLANTER
LP LIGHT POLE (WOOD)
M MANHOLE
OHP/OHT/OHB OVERHEAD POWER/TELEPHONE/BUS
PP POWER POLE
S SIGN
SD STORM DRAIN
PSD STORM DRAIN MAIN
(R) UTILITY BY RECORD
(P) UTILITY BY PAINT
W WATER MAIN
WM WATER METER
V WATER VALVE

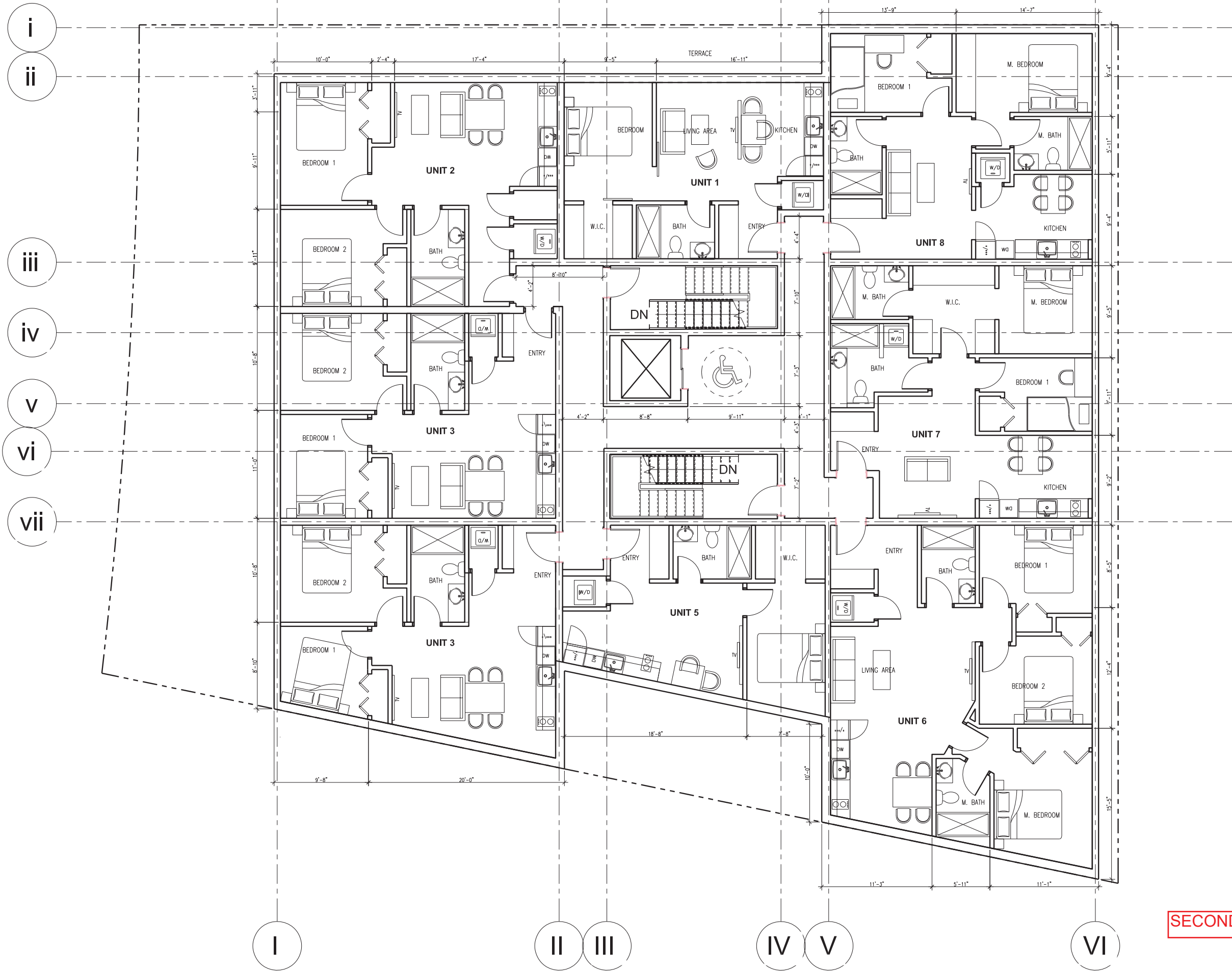


10 0 5 10
1 INCH = 10 FT.



DATE 03/09/2020		SCALE 1"=10'		DRAWN BY ES		CHECKED BY SB	
NO		REVISION		DATE		NO	
NORTH PEAK ASSOCIATES LLC PROFESSIONAL LAND SURVEYORS 17270 WOODINVILLE REDMOND ROAD NE, SUITE 705 WOODINVILLE, WA 98072 (206) 601-4682 WWW.NORTHPEAKASSOCIATES.COM							
BOUNDARY / TOPOGRAPHIC SURVEY RAYNE-BEACON RAYNE ENTERPRISES, LLC				KING COUNTY WASHINGTON SEATTLE			
JOB NO. 19-97				SHEET 2 OF 2			





SECOND FLOOR PLAN





